

018.0

0007

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
790,800 / 790,800

APPRAISED:

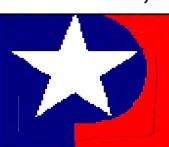
790,800 / 790,800

USE VALUE:

790,800 / 790,800

ASSESSED:

790,800 / 790,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
51		BAY STATE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SULLIVAN JACQUELINE J TRS	
Owner 2: THE OPPEDISANO REALTY TRUST	
Owner 3:	
Street 1: 51 BAY STATE ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,941 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Aluminum Exterior and 1446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6941		Sq. Ft.	Site		0	85.	0.91	2									533,995						534,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6941.000	256,800		534,000	790,800		13210
							GIS Ref
							GIS Ref
							Insp Date
							11/10/17

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
790,800 / 790,800  
USE VALUE:  
790,800 / 790,800  
ASSESSED:  
790,800 / 790,800**USER DEFINED**

Prior Id # 1:	13210
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	
Last Rev Time:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,800	0	6,941.	534,000	790,800	790,800	Year End Roll	12/18/2019
2019	101	FV	209,800	0	6,941.	691,100	900,900	900,900	Year End Roll	1/3/2019
2018	101	FV	209,800	0	6,941.	439,800	649,600	649,600	Year End Roll	12/20/2017
2017	101	FV	209,800	0	6,941.	402,100	611,900	611,900	Year End Roll	1/3/2017
2016	101	FV	209,800	0	6,941.	326,700	536,500	536,500	Year End	1/4/2016
2015	101	FV	196,300	0	6,941.	326,700	523,000	523,000	Year End Roll	12/11/2014
2014	101	FV	196,300	0	6,941.	297,800	494,100	494,100	Year End Roll	12/16/2013
2013	101	FV	196,300	0	6,941.	283,300	479,600	479,600		12/13/2012

**Parcel ID**

018.0-0007-0006.0

**TAX DISTRICT****PAT ACCT.****SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN JACQUE	1119-97		11/19/1993		99	No	No	F	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/1999	511	Manual	3,000					REROOF
2/9/1995	49		9,000					SUNPORCH TO L.A.

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	BS	Barbara S
5/6/2009	Meas. Denied	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type:	5 - Cape			Full Bath:	1	Rating:	Good																		
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:																			
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																			
Foundation:	1 - Concrete			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:		Rating:																			
Prime Wall:	3 - Aluminum			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																		
Color:	WHITE			A Kits:		Rating:																			
View / Desir:	k - Kelwyn Manor			FrpL:	1	Rating:	Good																		
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																			
Grade:	C - Average			<b>CONDOS INFORMATION</b>																					
Year Blt:	1941	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact:		Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>													
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.6 %		No Unit	RMS	BRS	FL	<b>RES BREAKDOWN</b>													
Prim Int Wall:	2 - Plaster			Functional:		%		1	6	2															
Sec Int Wall:		%		Economic:		%																			
Partition:	T - Typical			Special:		%																			
Prim Floors:	3 - Hardwood			Override:		%																			
Sec Floors:		%		Total:	18.6	%		<b>Totals</b>																	
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				1	6	2															
Subfloor:				Basic \$ / SQ:	105.00	<b>COMPARABLE SALES</b>																			
Bsmnt Gar:	1			Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price															
Electric:	3 - Typical			Const Adj.:	0.99989998																				
Insulation:	2 - Typical			Adj \$ / SQ:	141.736																				
Int vs Ext:	S			Other Features:	72250																				
Heat Fuel:	1 - Oil			Grade Factor:	1.00																				
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																				
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100			LUC Factor:	1.00																				
Solar HW:	NO			Adj Total:	315469																				
% Com Wall:				Depreciation:	58677		Juris. Factor:		Before Depr:	141.74															
				Deprecated Total:	256792		Special Features:	0	Val/Su Net:	109.46															
							Final Total:	256800	Val/Su SzAd:	177.59															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 018-0-0007-0006.0												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>							
More: N	Total Yard Items:					Total Special Features:								Total:											